

# STEVE'S HOME INSPECTION SERVICES

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## INSPECTION REPORT BY STEVE'S HOME INSPECTIONS

2410 SE 22nd Pl Florida 34471  
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Steven Trans  
FEBRUARY 18, 2021



Inspector

**Steve Trans**

InterNachi Certified Home Inspector

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DRAFT

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## SUMMARY

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82

ITEMS INSPECTED

7

MINOR DEFECT

9

MAJOR DEFECT

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- 🔧 2.1.1 Roof - Roof Covering: Tree Too Close
- ⊖ 2.2.1 Roof - Flashing: Missing Kickout Flashing
- ⊖ 2.4.1 Roof - Gutters & Downspouts: Gutters Missing
- ⊖ 2.4.2 Roof - Gutters & Downspouts: Downspout Missing
- 🔧 3.2.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
- ⊖ 3.3.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Wall-Covering Material
- 🔧 3.3.2 Exterior - Wall-Covering, Flashing & Trim: Cracking - Minor
- ⊖ 3.3.3 Exterior - Wall-Covering, Flashing & Trim: Rotting Wood Trim
- ⊖ 3.4.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Root system
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- 🔧 7.3.1 Plumbing - Hot Water Source: Old System
- 🔧 9.2.1 Attic, Insulation & Ventilation - Insulation in Attic: Insulation Compressed by Steps
- 🔧 11.1.1 Doors, Windows & Interior - Doors: Missing Weather Stripping
- ⊖ 11.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detector
- ⊖ 13.5.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Damaged Drywall
- ⊖ 14.3.1 Kitchen - AFCI: Missing AFCI Protection

# 1: INSPECTION DETAIL

## Information

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**General Inspection Info:  
Occupancy**

Occupied, Furnished

**General Inspection Info: Weather  
Conditions**

Sunny, Cloudy, Warm

**General Inspection Info: Type of  
Building**

Single Family

**General Inspection Info: In Attendance**

Just the Inspector

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

## Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

### But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters



Watch later



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## Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Draft: Home Maintenance Inspection



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## We'll Buy Your Home Back



**If your home inspector misses anything, InterNACHI will buy your home back.**

And now for the fine print:

- It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice.
- The Guarantee will be honored for 90 days after closing.
- We'll pay you whatever price you paid for the home.

Joe Theismann for InterNACHI's Buy B...



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## We'll Buy Your Home Guarantee

  
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For more information, please visit [www.nachi.org/buy](http://www.nachi.org/buy).

### Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit [www.nachi.org/honor](http://www.nachi.org/honor).

### Limitations

General Inspection Info

**THE CLIENT DID NOT ATTEND**

## Draft: Client Did Not Attend



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We invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

## 2: ROOF

### Information

#### Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

#### Roof Covering: Roof Was Inspected

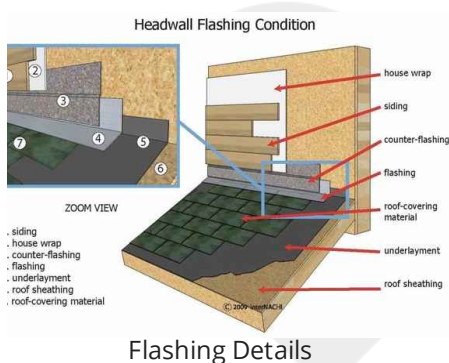
Ground, Ladder

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

#### Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



#### Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof).

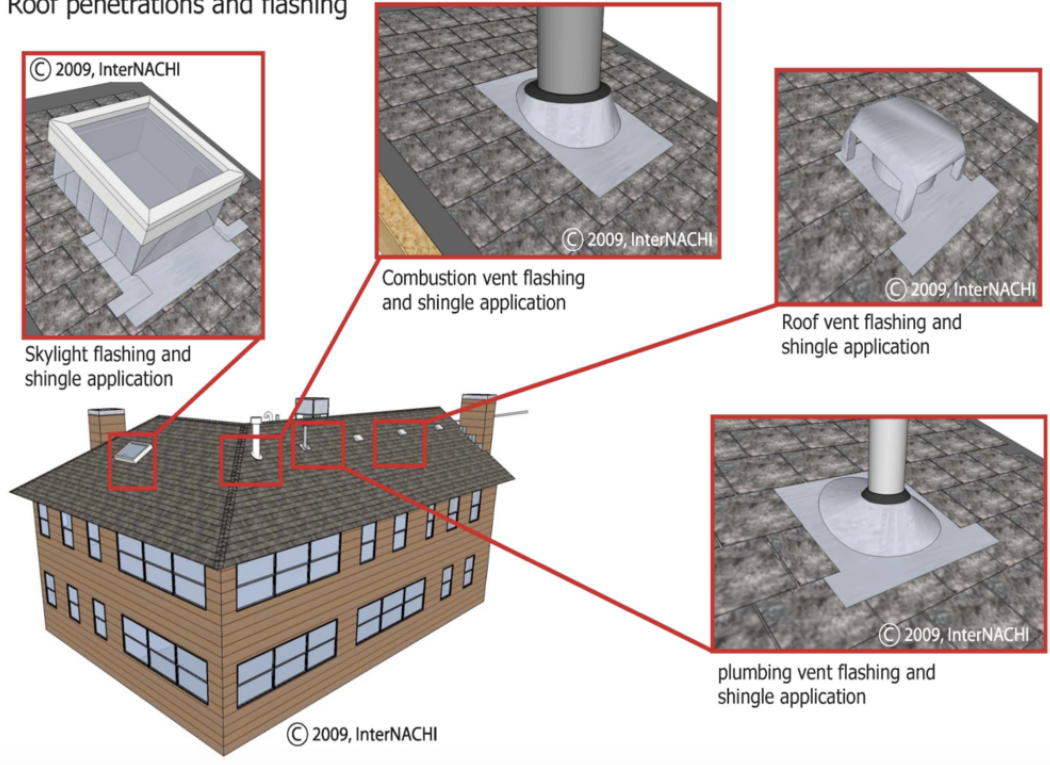
There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

### Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

#### Roof penetrations and flashing



### Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



### Limitations

#### Roof Covering

#### UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

## Roof Covering

**UNABLE TO WALK UPON ROOF SURFACE**

According to the Home Inspection Standards of Practice, a home inspector is not required to walk upon any roof surface. However, as courtesy only, I attempted to walk upon the roof surface, but was unable. It was not safe. The roof was too steep to walk at a 10 in 12 pitch. This was a restriction to my inspection of the roof system. You may want to consider hiring a professional roofer with a lift to check your roof system.

## Flashing

**DIFFICULT TO SEE EVERY FLASHING**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

**Recommendations**

## 2.1.1 Roof Covering

**TREE TOO CLOSE**

Minor Defect

I observed indications that a tree and or tree branch were overhanging the roof and maybe in contact with it.

## Recommendation

Contact a handyman or DIY project



## 2.2.1 Flashing

**MISSING KICKOUT FLASHING**

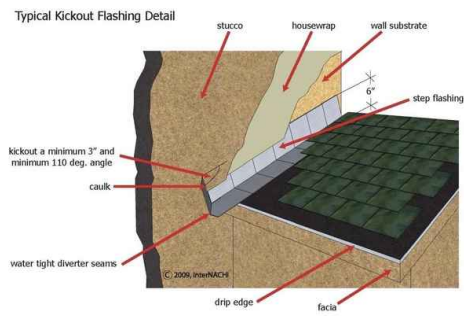
Major Defect

## EAST GARAGE ROOF

I observed a defect at the flashing area called a "kickout." It's missing. Not installed. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter. This missing flashing could lead to hidden moisture intrusion and water damage. At the time of inspection no water stains were observed inside the attic. A roofing professional is needed to further evaluate and make necessary corrections.

## Recommendation

Contact a qualified roofing professional.



Missing Kickout



Inside attic near missing kickout

2.4.1 Gutters & Downspouts

**GUTTERS MISSING**

Major Defect

Gutters are necessary to properly collect rain water from the roof, control it, divert it, and discharge that water away from the house and its foundation. A missing gutter is a defect. This is a defect that should be corrected by a professional contractor.

Recommendation  
Contact a qualified gutter contractor

2.4.2 Gutters & Downspouts

**DOWNSPOUT MISSING**

Major Defect

I observed a missing downspout at the house. This can cause major moisture intrusion into the house and foundation, which could cause settlement of the structure. Recommend a qualified contractor install downspouts where needed. The downspout discharge needs to be extended away from the foundation too.

Recommendation  
Contact a qualified gutter contractor

## 3: EXTERIOR

### Information

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#### **General: Exterior Was Inspected**    **Exterior Doors: Exterior Doors Inspected**

I inspected the exterior of the house.

I inspected the exterior doors.

#### **General: Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

#### **Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

#### **Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Stucco

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

#### **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

#### **GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

#### **Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

#### **Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

#### **Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

## Limitations

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Eaves, Soffits & Fascia

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

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Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

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GFCIs & Electrical

### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

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Windows

### **INSPECTION RESTRICTED**

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

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## Recommendations

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3.2.1 Eaves, Soffits & Fascia

### **DAMAGE OBSERVED AT SOFFIT**

WEST SIDE ABOVE HEAT PUMP CONDENSER

I observed loose panels in the soffit.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.



Minor Defect





Loose panels

3.3.1 Wall-Covering, Flashing & Trim

**DAMAGED WALL-COVERING MATERIAL**

SOUTH WALL TO THE RIGHT OF THE PATIO

Major Defect

I observed indications of a crack in the wall covering. Vegetation in the crack may indicate there has been water intrusion. Water intrusion can lead to rotting of the substrate.

Correction and further evaluation is recommended.

Recommendation

Contact a stucco repair contractor



Crack with vegetation

3.3.2 Wall-Covering, Flashing & Trim

**CRACKING - MINOR**

LEFT SIDE OF GARAGE DOOR

Minor Defect

Crack in the stucco where the foundation wall meets the frame. Recommend repair by stucco contractor while he is onsite for the major repair mentioned above.

Recommendation

Contact a stucco repair contractor



3.3.3 Wall-Covering, Flashing & Trim

**ROTTING WOOD TRIM**

GARAGE EXTERIOR ABOVE DOOR

Major Defect

I observed areas of rotting wood trim. Rotting trim can affect the structure behind the trim. Rotting trim may lead to insect infestation. Recommend a carpentry contractor to repair and further evaluate.

Recommendation

Contact a qualified carpenter.



3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading

**ROOT SYSTEM**

SOUTHEAST CORNER

Major Defect

I observed roots growing up against the foundation. Roots can damage foundation walls and allow for water damage.

Recommendation

Contact a qualified tree service company.



Roots growing into foundation Southeast corner

3.6.1 Walkways & Driveways

**MINOR CRACKING AT DRIVEWAY**

DRIVEWAY

Minor Defect

I observed indications of minor cracking at the driveway. There was no displacement at the time of inspection.

Concrete is prone to cracking, Small cracks in concrete do not usually pose a problem.

Recommendation

Recommend monitoring.



SAFE

# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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**General: Inspection Method**  
Visual

**Foundation: Material**  
Concrete, Slab on Grade

**Floor Structure:**  
**Basement/Crawlspace Floor**  
Concrete

**Floor Structure: Material**  
Concrete

**Floor Structure: Sub-floor**  
N/A

## Limitations

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Foundation

### **NOT VISIBLE**

The foundation was not visible due to finished wall and floor coverings. The condition of the foundation is not reported on and is outside the scope of a visual, non-invasive inspection.

# 5: HEATING

## Information

**Heating System Information:**  
**Energy Source**  
Electric

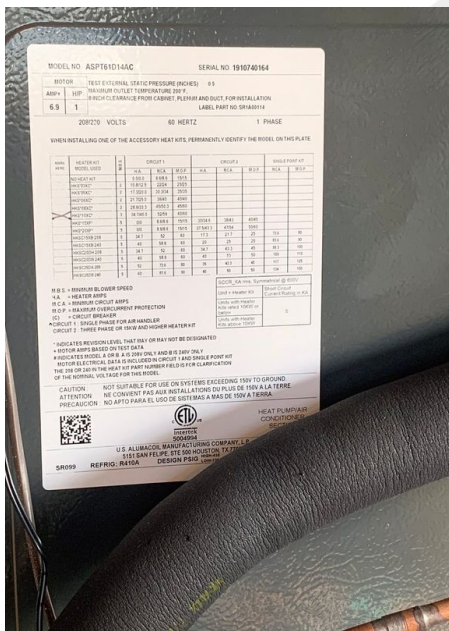
**Thermostat and Normal Operating Controls: Thermostat Location**  
Beside Master Bedroom entrance

### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

### Heating System Information: Heating Method Heat Pump System



### Thermostat and Normal Operating Controls: Service Switch Inspected

Left side of air handler

I observed a service switch. I inspected it. It worked when I used it during my inspection.

## 6: COOLING

### Information

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**Cooling System Information:  
Service Disconnect Inspected**

Right side of garage door

I observed a service disconnect within sight of the cooling system.

**Thermostat and Normal  
Operating Controls: Thermostat  
Location**

Beside Master Bedroom

**Cooling System Information: Homeowner's Responsibility**

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

**Condensate: Condensate Discharge Confirmed**

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

## 7: PLUMBING

### Information

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#### Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.

#### Main Water Shut-Off Valve: Homeowner's Responsibility

**It's your job** to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

#### Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Garage, Outside of House



#### Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

#### Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

### Hot Water Source: Inspected Hot Water Source

Garage

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



### Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

### Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

## Limitations

Drain, Waste, & Vent Systems

### NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

### NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

## Recommendations

7.3.1 Hot Water Source

### OLD SYSTEM

GARAGE

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

 Minor Defect



Manufactured in Jan 1998



# 8: ELECTRICAL

MC00MWI3LWJ 5ZTQw

## Information

### Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service lateral.

### Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.

### Electrical Wiring: Type of Wiring, If Visible NM-B (Romex)



### Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



### Main Service Disconnect: Homeowner's Responsibility

**It's your job** to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

### Main Service Disconnect: Main Disconnect Rating, If Labeled

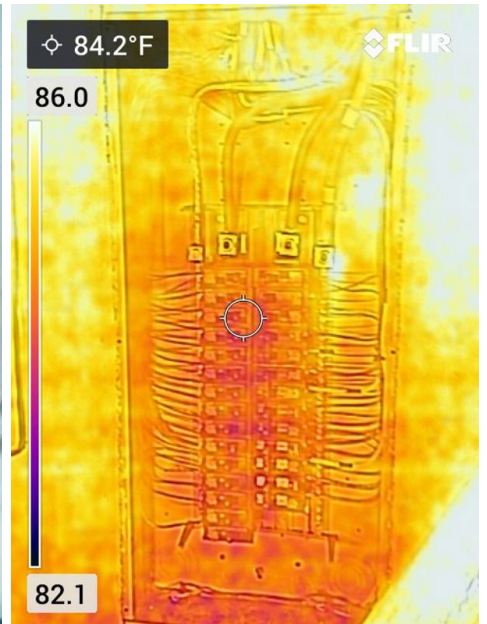
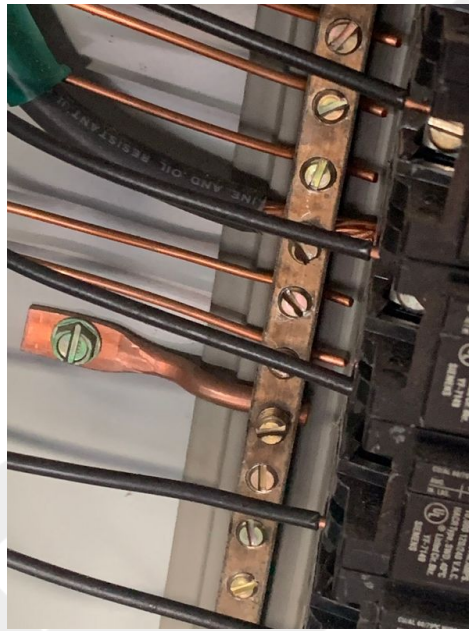
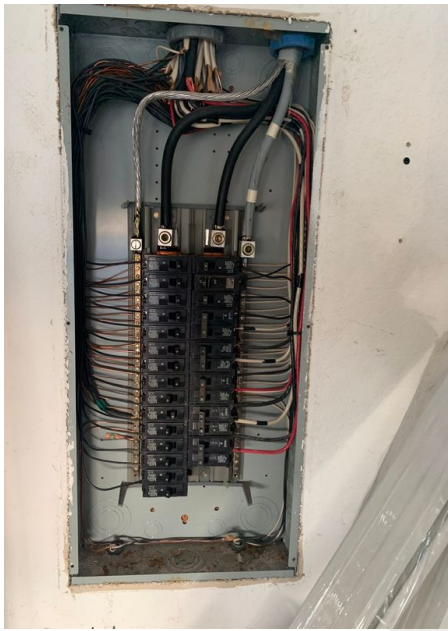
200

I observed indications of the main service disconnect's amperage rating. It was labeled.

### Panelboards & Breakers: Inspected Main Panelboard & Breakers

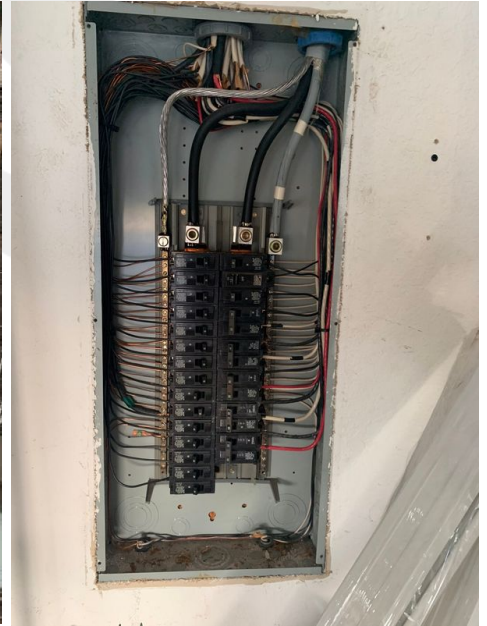
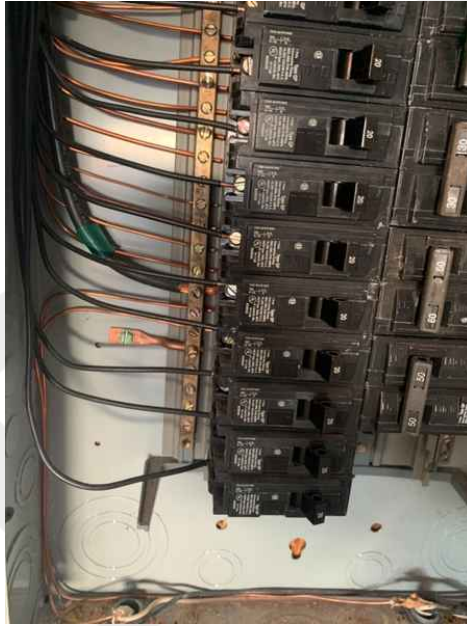
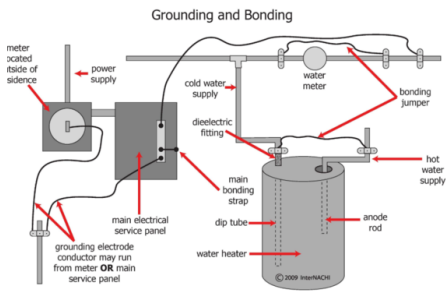
Garage

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



## Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



## GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

## Limitations

### Electrical Wiring

#### **UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

### GFCIs

#### **UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## 9: ATTIC, INSULATION & VENTILATION

### Information

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#### **Structural Components & Observations in Attic: Structural Components Were Inspected**

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

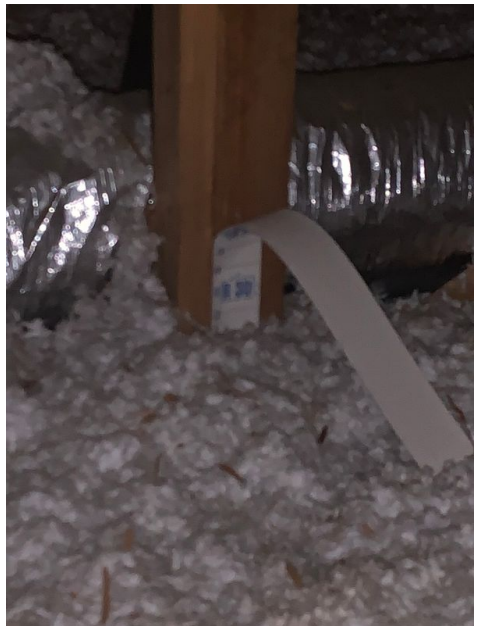
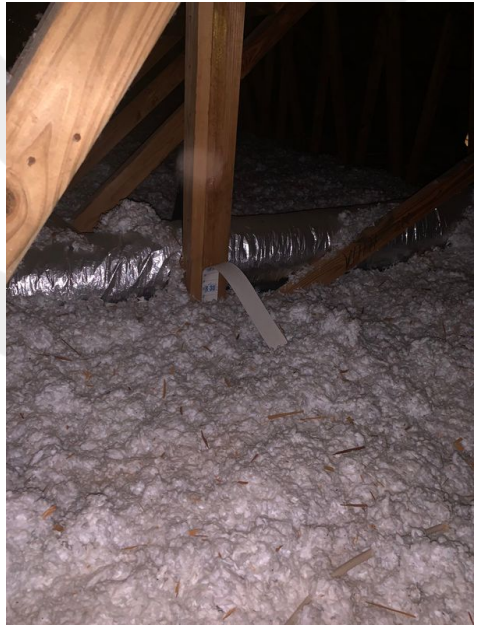
#### **Insulation in Attic: Insulation Was Inspected**

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces.

**Insulation in Attic: Type of Insulation Observed**  
Fiberglass

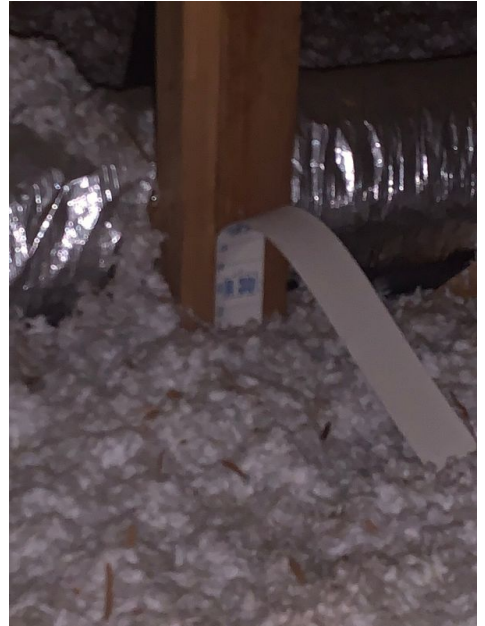




### Insulation in Attic: Approximate Average Depth of Insulation

9-12 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.



### Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.



### Limitations



Structural Components & Observations in Attic

**COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

**Recommendations**

9.2.1 Insulation in Attic

 Minor Defect

**INSULATION COMPRESSED BY STEPS**

I observed indications that the insulation in the attic was stepped upon. The insulation in those areas are compressed. The insulation is not as thick and not performing as expected. Adding insulation in these areas is recommend.

Recommendation

Contact a qualified insulation contractor.



## 10: BATHROOMS

### Information

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#### Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

#### Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.



### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



### Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

## GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



## Limitations

Sinks, Tubs & Showers

### **PLUMBING PANEL NOT INSTALLED**

I observed that there was not a plumbing access panel installed for the bathroom fixtures. I recommended one to be installed.

# 11: DOORS, WINDOWS & INTERIOR

## Information

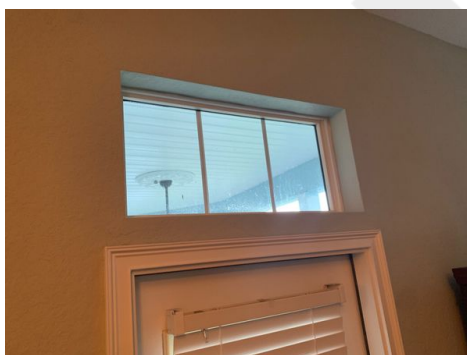
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### Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

### Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

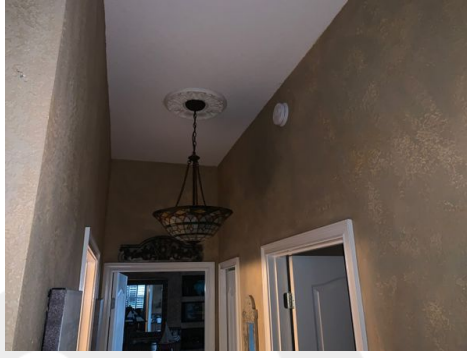


### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).



### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

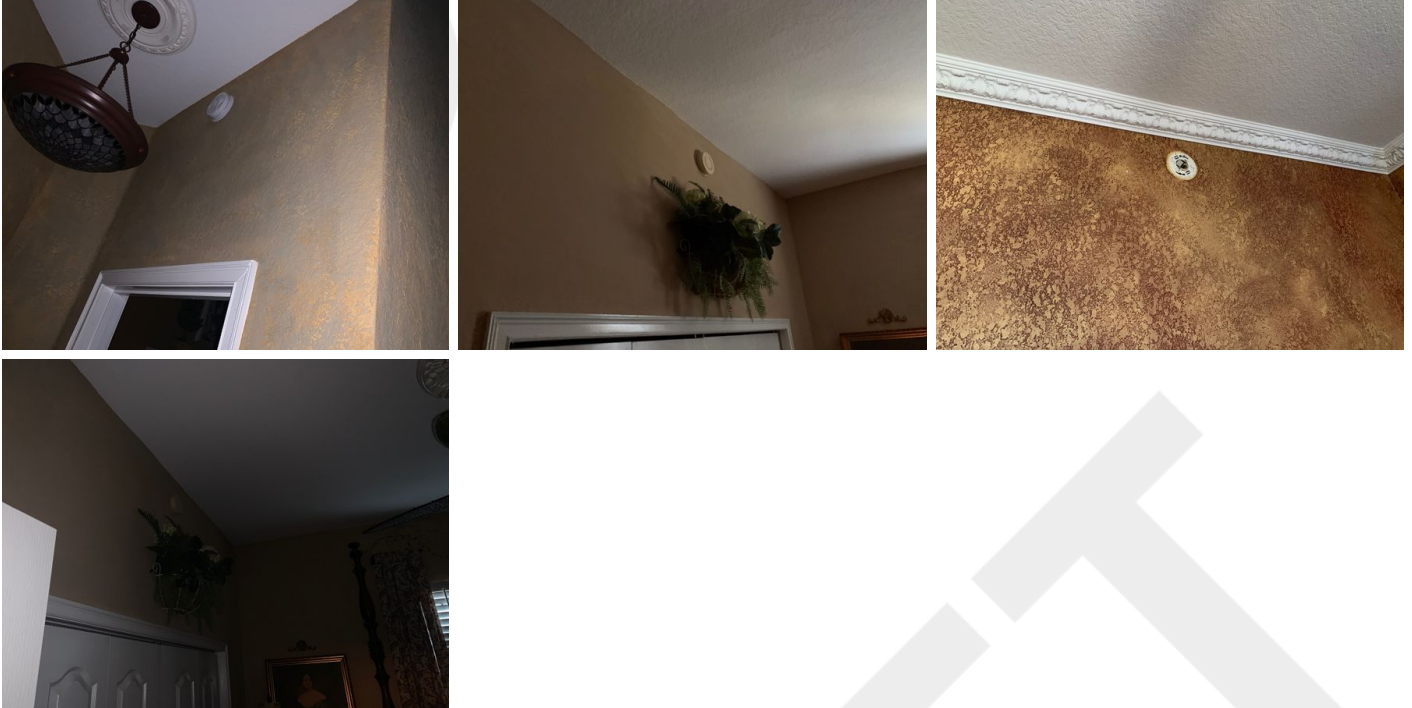
### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

## Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



## Limitations

Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

### UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

## Recommendations

11.1.1 Doors

### MISSING WEATHER STRIPPING

KITCHEN AND BEDROOM

I observed missing weather stripping at the exterior door.

Recommendation

Contact a qualified door repair/installation contractor.





11.7.1 Presence of Smoke and CO Detectors

**MISSING SMOKE DETECTOR**

NE BEDROOM

I observed indications of a missing smoke detector. Hazard.

Recommendation

Contact a qualified professional.

Major Defect





## 12: LAUNDRY

### Limitations

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Clothes Washer

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

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Clothes Dryer

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

# 13: ATTACHED GARAGE

## Information

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### Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

### Garage Vehicle Door: Type of Door Operation Opener

### Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

### Garage Vehicle Door Opener: Wall Control Button Label Was Inspected

I observed a warning label near the wall control button. Good.

### Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

### Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

### Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

### Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

### Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

### Garage Vehicle Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

### Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

### Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

### Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

### Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

### Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

## Limitations

Garage Floor

### CAN'T SEE EVERYTHING

I can not observe everything. Inspection restrictions. My inspection was limited.

## Recommendations

13.5.1 Ceiling, Walls & Firewalls in Garage

### DAMAGED DRYWALL

GARAGE CEILING

Garage wall had damaged drywall. Recommend drywall contractor repair.

Recommendation

Contact a qualified drywall contractor.

Major Defect

# 14: KITCHEN

## Information

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### Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal.

### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.



### GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

### Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



### Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

### Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

### Built-in Microwave: Microwave Turned On

I observed that the microwave turned on. I do nothing more than that. Microwaves are beyond the scope of a home inspection.

### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



### Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

## Recommendations

14.3.1 AFCI

### MISSING AFCI PROTECTION



I observed indications of missing AFCI protection in the kitchen.

All wall kitchen receptacles should be AFCI protected. Kitchen counter receptacles should be GFCI protected.

Recommendation

Contact a qualified electrical contractor.

# STANDARDS OF PRACTICE

## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

### I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### II. The inspector shall describe:

1. the type of roof-covering materials.

### III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

### I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### II. The inspector shall describe:

1. the type of exterior wall-covering materials.

### III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

### **Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

### **Heating**

#### **I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

#### **II. The inspector shall describe:**

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

#### **III. The inspector shall report as in need of correction:**

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

### **Cooling**

#### **I. The inspector shall inspect:**

1. the cooling system, using normal operating controls.

#### **II. The inspector shall describe:**

1. the location of the thermostat for the cooling system; and
2. the cooling method.

#### **III. The inspector shall report as in need of correction:**

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

### **Plumbing**

#### **I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

#### **II. The inspector shall describe:**



1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

### III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## Electrical

### I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

### II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

### III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

## Attic, Insulation & Ventilation

### The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

### The inspector shall describe:

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

### The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

### **Bathrooms**

#### **The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

### **Doors, Windows & Interior**

#### **The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;  
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;  
railings, guards and handrails; and  
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### **The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

#### **The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;  
photo-electric safety sensors that did not operate properly; and  
any window that was obviously fogged or displayed other evidence of broken seals.

### **Laundry**

#### **The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

### **Attached Garage**

#### **The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

#### **The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

### **Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

#### **The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.